

# \$529,000 - 2517 15a Street Sw, Calgary

MLS® #A2251814

**\$529,000**

3 Bedroom, 2.00 Bathroom, 781 sqft

Residential on 0.07 Acres

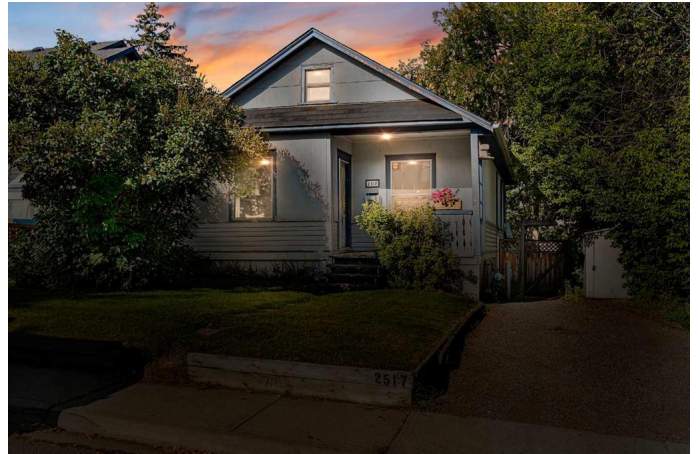
Bankview, Calgary, Alberta

Unlock immediate rental income with this prime investment property located in the highly sought-after inner-city community of Bankview. Currently leased until March 1, 2026, this property offers stable cash flow and a turnkey opportunity for investors looking to expand their portfolio or enter Calgary's thriving rental market.

Well-maintained and full of charm, this character home blends vintage style with modern updates that appeal to long-term tenants. The functional layout includes bright living spaces, an updated kitchen, and comfortable bedrooms, all contributing to consistent tenant satisfaction. The finished basement provides additional living or storage space, and the private backyard offers an ideal retreat for renters's low-maintenance and fully fenced.

Investors will appreciate the peace of mind that comes with a secure tenancy already in place, along with the upside potential of owning in one of Calgary's most vibrant urban neighbourhoods. Walking distance to 17th Avenue, Marda Loop, schools, parks, and major transit routes, the location is highly desirable for professionals and young families alike.

Whether you're a seasoned investor or just getting started, this is a rare opportunity to secure a revenue-generating property in a location known for consistent rental demand and future redevelopment potential.



Built in 1918

## Essential Information

MLS® #	A2251814
Price	\$529,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	781
Acres	0.07
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2517 15a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4B8

## Amenities

Parking Spaces	2
Parking	RV Access/Parking, None

## Interior

Interior Features	No Smoking Home
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	M-CG d72

**Listing Details**

Listing Office	PropZap Realty
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